

**Before the Zoning Administrator in and for the
County of Monterey, State of California**

In the matter of the application of:

Francisco Moran (PLN090158)

RESOLUTION NO. 10-007

Resolution by the Monterey County Zoning
Administrator:

- 1) Categorically Exempt, PLN090158, pursuant to 15302 (b) and (c), 15303 (c) and 15303 (d); and
- 2) Approving a Use Permit to clear CE020237 for a new/used 8,300 square foot sales car lot on Assessors Parcel Number 117-333-010-000 and a 2,688 square foot sales office, service center and service waiting area on Assessors Parcel Number 117-333-013-000.

(PLN090158, Francisco Moran De La Torre, 33 Porter Drive and 22 San Juan Road, Pajaro, North County Non-Coastal Area Plan (APN: 117-333-010-000 and 117-333-013-000).

The De La Torre application (PLN090158) came on for public hearing before the Monterey County Zoning Administrator on January 28, 2010. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Zoning Administrator finds and decides as follows:

FINDINGS

1. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.
EVIDENCE: a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
 - Monterey County General Plan,
 - North County Non-Coastal Area Plan,
 - Monterey County Zoning Ordinance Title 21No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.
b) The property is situated on two parcels located at 33 Porter Drive and 22 San Juan Road, Pajaro (Assessor's Parcel Number 117-333-010-000 and 117-333-013-000, North County Non-Coastal Plan. The parcel is zoned Light Commercial, which allows auto sales operations with a Use Permit. Therefore, the project is an allowed land use for this site.
c) In 1973, the previous property owners had operated the property as a used auto sales lot, auto tow and auto storage under Use Permit ZA1256 on 113-271-010-000 and then ZA2703 on 113-271-010-000 and 113-

271-013-000 respectively. ZA2703 expired in 1981 and the property continued the auto sales and repair operation until it was cited in 2002 (CE020237) for building violations of illegal construction of a shed and partial use of the office as a habitable building. The land use continued.

- d) In August 2008, the property owner removed the illegally built structures and applied for a Use Permit to operate a new/used car sales operation. To avoid additional code enforcement fees the applicant ceased the auto sales operation. The applicant is proposing to legalize the commercial operation which historically existed on the site.
- e) The properties are contiguous lots located in a commercial district at 117-333-010-000 and 117-333-013-000. The applicants propose to construct a 2,688 square foot building which will include a 672 square foot detailing service garage, (2) 672 square foot auto service garages and a 672 square foot office on Assessors Parcel Number 117-333-013-000 with an open air sales car lot on Assessors Parcel Number 117-333-010-000. An auto sales operation has operated at this site until the early 1970's, the use is an allowed use with the "LC" Light Commercial district and the construction of a 2,688 square foot auto service, detailing and sales office will be located within substantially the same area as historically existed.
- f) The project planner conducted a site inspection on December 21, 2009 to verify that the project on the subject parcel conforms to the plans listed above.
- g) The project was referred to the Castroville/Pajaro Community Redevelopment Citizens Advisory Subcommittee on October 21, 2009 for review. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 08-338, this application warranted referral to the LUAC because the property is currently in a Redevelopment Area and there is an established Land Use Advisory Committee to provide comment on development in this area.
- h) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN090158.

2. **FINDING:** **SITE SUITABILITY** – The site is physically suitable for the use proposed.

- EVIDENCE:**
- a) The project has been reviewed for site suitability by the following departments and agencies: RMA - Planning Department, North County Fire Protection District, Parks, Public Works, Environmental Health Division, RMA-Redevelopment Agency and Water Resources Agency. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.
 - b) The proposed structure will encompass 17.5% of the site coverage which is well under the districts allowed 50% coverage, and will be situated approximately 6 feet from the property line. The size and bulk of the proposed building is similar to the height and shape of the

surrounding properties. The height of the building will be at approximately 29 feet whereas the Light Commercial district regulations allow 35 feet.

- c) The property boundaries will be landscaped and will cover 17.5% of the site. As a condition of approval the property owner will provide a landscaping plan which will depict the exact location and size of all landscaping (Condition 5). Landscaping will be continuously maintained in a litter-free, weed-free, healthy, growing condition.
- d) Lighting will be provided strategically throughout the property and will be installed and maintained in accordance with the California Energy Code set forth in California Code of Regulations, Title 24, Part 6. Prior to issuance of building permits, the applicant will submit a lighting plan which will specify the type and wattage of each fixture (Condition 6). As proposed the lighting will only illuminate the areas intended to be lit and each fixture will be equipped with a shield to provide for focused lighting. Lighting located on the proposed structure will be down lit and controlled, and will not be visible from either Porter Road or San Juan Road. The applicants have designed their lighting placement to limit excessive evasive lighting to the property and neighboring properties. Approximately 7 lights will be placed in the open auto sales area, Assessors Parcel Number 117-333-010-000, and approximately 4 – 5 additional light fixtures will be placed towards the rear of the property, Assessors Parcel Number 117-333-013-000, facing San Juan Road.
- e) Signage on the property was issued in 1964, under building permit, BP6467, for a “used car lot” sign which was 18 feet tall and 4’ x 8’ in area. The property owners are requesting to continue their existing operation and have no immediate plans for additional or new signage although they may reface the sign at some point. Any additional signage will be in accordance with Monterey County Code Title 21.60.
- f) Staff identified potential impacts to Biological Resources, Archaeological Resources, and Traffic. Technical reports by outside consultants indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. County staff independently reviewed these reports and concurs with their conclusions. The following reports have been prepared:
 - “*Preliminary Cultural Resources Reconnaissance of Assessors Parcel Numbers 117-333-010-000 and 117-333-013-000*” (LIB090409) prepared by Susan Morley, Marina, CA, June 2009).
 - “*Moran Complex Automobile Sales Project*” (LIB090406) prepared by Pinnacle Traffic Engineering, Hollister, CA, August 7, 2009.
 - “*Biological Survey for the Moran Property*” (LIB090408) prepared by Ed Mercurio, Salinas, CA, August 3, 2008.
- g) Staff conducted a site inspection on December 21, 2009 to verify that the site is suitable for this use.
- h) The application, project plans, and related support materials submitted

by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN090158.

3. **FINDING: HEALTH AND SAFETY** - The establishment, maintenance, or operation of the project applied for will not under the circumstances of this particular case be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

- EVIDENCE:** a) The project was reviewed by RMA - Planning Department, North County Fire Protection District, Parks, Public Works, Environmental Health Division, RMA-Redevelopment Agency and Water Resources Agency. The respective departments/agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
- b) Necessary public facilities are available and will be provided. The site is served by the Pajaro Sunny Mesa Community Services District for sewer and water.
- c) Preceding findings and supporting evidence for PLN090158.

4. **FINDING: NO VIOLATIONS** - The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance. No violations exist on the property.

- EVIDENCE:** a) Staff reviewed Monterey County RMA - Planning Department and Building Services Department records and is not aware of any violations existing on subject property.
- b) Staff conducted a site inspection on December 21, 2009 and researched County records to assess if any violation exists on the subject property.
- c) There are no violations on the subject parcel, the property was cited (CE020237) for illegally building a shed and partial conversion of an office without building permits. It was discovered that the auto sales operation was operating without a Use Permit. The applicant demolished the illegal buildings and ceased the auto sales operation in order to legalize the use and avoid double fees. The code enforcement case, CE020237, is closed.
- d) Zoning violation abatement costs, if any, have been paid.
- e) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN090158.

5. **FINDING: CEQA (Exempt):** - The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.

- EVIDENCE:** a) California Environmental Quality Act (CEQA) Guidelines Section

15302 (b), 15302 (c), and 15303 (d), categorically exempts the construction of replacement or reconstruction of existing facilities with a new structure of substantially the same capacity; new construction in commercial building in an urbanized area of up to 10,000 square feet and where water main, sewage, electrical, gas, and other utility extensions, including street improvements of reasonable length to serve such construction.

- b) Pursuant to 15302 (b) and (c) provide for a project that is essentially a replacement structure of the same historical use and of substantially the same disturbed area. Since early 1973, the site has been used as an auto sales operation on Assessors Parcel Number 117-333-010-000 under Use Permit No. ZA1256. In 1976, the auto sales operation was extended to include Assessors Parcel Number 117-333-013-000 and a tow operation under Use Permit No. ZA2057. Until recently both parcels operated as an auto sales operation. The construction of a 2,688 square foot does not involve the construction of a building on an undisturbed area.
- c) CEQA Guidelines Section 15303 (d), provides for construction where infrastructure already exists such as sewage, water and roads. The site is served by Pajaro Sunny Masa Community Service and was reviewed by the Environmental Health Department for adequate services.
- d) No adverse environmental effects were identified during staff review of the development application during a site visit on December 21, 2009.

6. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Planning Commission.

- EVIDENCE:**
- a) Section 21.80.40 of the Monterey County Zoning Ordinance.
 - b) The Planning Commission is the Appeal Authority to consider appeals from the discretionary decisions of the Zoning Administrator made pursuant to this Title. The decision of the Planning Commission shall be final and may not be appealed.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Zoning Administrator does hereby:

- A. Categorically Exempt, PLN090158, pursuant to 15302 (b), 15302 (c), 15303 (c) and 15303 (d); and
- B. Approve a Use Permit to clear CE020237 for a new/used 8,300 square foot sales car lot on Assessors Parcel Number 117-333-010-000 and a 2,688 square foot sales office, service center and service waiting area on Assessors Parcel Number 117-333-013-000.

PASSED AND ADOPTED this 28 day of January, 2010 upon



Mike Novo, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE FEB 04 2010

THIS APPLICATION IS APPEALABLE TO THE PLANNING COMMISSION.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE SECRETARY OF THE PLANNING COMMISSION ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE FEB 14 2010

This decision, if this is the final administrative decision, is subject to judicial review pursuant to California Code of Civil Procedure Sections 1094.5 and 1094.6. Any Petition for Writ of Mandate must be filed with the Court no later than the 90th day following the date on which this decision becomes final.

NOTES

1. You will need a building permit and must comply with the Monterey County Building Ordinance in every respect.

Additionally, the Zoning Ordinance provides that no building permit shall be issued, nor any use conducted, otherwise than in accordance with the conditions and terms of the permit granted or until ten days after the mailing of notice of the granting of the permit by the appropriate authority, or after granting of the permit by the Board of Supervisors in the event of appeal.

Do not start any construction or occupy any building until you have obtained the necessary permits and use clearances from the Monterey County Planning Department and Building Services Department office in Salinas.

2. This permit expires 3 years after the above date of granting thereof unless construction or use is started within this period.

RESOLUTION 10-007 - EXHIBIT 1
Monterey County Resource Management Agency
Planning Department
Condition Compliance and/or Mitigation Monitoring
Reporting Plan

Project Name: Francisco Moran De La Torre
File No: PLN090158 **APNs:** 117-333-010-000 and 177-333-013-000
Approved by: Zoning Administrator **Date:** January 28, 2010

**Monitoring or Reporting refers to projects with an EIR or adopted Mitigated Negative Declaration per Section 21081.6 of the Public Resources Code.*

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
RMA – Planning Department						
1.		PD001 - SPECIFIC USES ONLY This Use Permit (PLN090158) allows for a new/used 8,300 square foot sales car lot on Assessors Parcel Number 117-333-010-000 and a 2,688 square foot sales office, service center and service waiting area on Assessors Parcel Number 117-333-013-000. The property is located at 33 Porter Drive and 22 San Juan Road, Pajaro (Assessor's Parcel Number 117-333-010-000 and 117-333-013-000), North County Non-Coastal Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the following terms and conditions. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. (RMA-Planning Department)	Adhere to conditions and uses specified in the permit. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of the RMA - Planning Department.	Owner/ Applicant RMA - Planning	Ongoing unless otherwise stated	

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2.		PD002 - NOTICE-PERMIT APPROVAL The applicant shall record a notice which states: "A permit (Resolution 10-007) was approved by the Zoning Administrator for Assessor's Parcel Number 117-333-010-000 and 117-333-013-000 on January 28, 2010. The permit was granted subject to <u>22</u> conditions of approval which run with the land. A copy of the permit is on file with the Monterey County RMA - Planning Department." (RMA-Planning Department)	Obtain appropriate form from the RMA-Planning Department. The applicant shall complete the form and furnish proof of recordation of this notice to the RMA - Planning Department.	Owner/ Applicant RMA- Planning	Prior to the issuance of grading and building permits or commencement of use.	
3.		PD032(A) - PERMIT EXPIRATION The permit shall be granted for a time period of 3 years, to expire on January 28, 2013 unless use of the property or actual construction has begun within this period. (RMA - Planning Department)	The applicant shall obtain a valid grading or building permit and/or commence the authorized use to the satisfaction of the Director of Planning. Any request for extension must be received by the Planning Department at least 30 days prior to the expiration date.	Owner/ Applicant	As stated in the conditions of approval	
4.		PD003(A) - CULTURAL RESOURCES - NEGATIVE ARCHAEOLOGICAL REPORT If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. The Monterey County RMA - Planning Department and a qualified archaeologist (i.e., an archaeologist registered with the Society of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery. (RMA - Planning Department)	Stop work within 50 meters (165 feet) of uncovered resource and contact the Monterey County RMA - Planning Department and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.	Owner/ Applicant/ Archaeo- logist	Ongoing	

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5.		<p>PD012(E) – NON-STANDARD - LANDSCAPE PLAN AND MAINTENANCE</p> <p>The site shall be landscaped. Prior to issuance of building permits, three (3) copies of a landscaping plan shall be submitted to the Director of the RMA - Planning Department. A landscape plan review fee is required for this project. Fees shall be paid at the time of landscape plan submittal. The landscaping plan shall be in sufficient detail to identify the location, species, and size of the proposed landscaping and shall include an irrigation plan. The landscaping shall be installed and inspected prior to occupancy. All landscaped areas and/or fences shall be continuously maintained by the applicant and all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. (RMA – Planning Department)</p>	Submit landscape plans and contractor's estimate to the RMA - Planning Department for review and approval.	Owner/ Applicant/ Licensed Landscape Contractor/ Licensed Landscape Architect	<p>Prior to issuance of Building Permits</p> <p>Prior to Final or Certificate of Occupancy, Landscaping shall be installed</p>	
6.		<p>PD014(A) – LIGHTING – EXTERIOR LIGHTING PLAN</p> <p>All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. The applicant shall submit 3 copies of an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations, Title 24, Part 6. The exterior lighting plan shall be subject to approval by the Director of the RMA - Planning Department, prior to the issuance of building permits. (RMA – Planning Department)</p>	<p>Submit three copies of the lighting plans to the RMA - Planning Department for review and approval. Approved lighting plans shall be incorporated into final building plans.</p> <p>The lighting shall be installed and maintained in accordance with the approved plan. Fixtures shall be full cut-off towards any adjacent properties.</p>	Owner/ Applicant	<p>Prior to the issuance of building permits.</p> <p>Prior to Occupancy / Ongoing</p>	

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RMA – Public Works Department						
7.		PW0001 – ENCROACHMENT (COM) Obtain an encroachment permit from the Department of Public Works and construct a commercial driveway connection to (Porter Drive and San Juan Road) including acceleration and deceleration tapers. The design and construction is subject to the approval of the Public Works Director. (Public Works)	Applicant shall obtain an encroachment permit from DPW prior to issuance of building permits and complete improvement prior to occupying or commencement of use. Applicant is responsible to obtain all permits and environmental clearances.	Owner/ Applicant	Prior to Building/ Grading Permit Issuance.	
8.		PW0043 – REGIONAL DEVELOPMENT IMPACT FEE Prior to issuance of building permits, applicant shall pay the Regional Development Impact Fee (RDIF) pursuant to Monterey Code Chapter 12.90. The fee amount shall be determined based on the parameters adopted in the current fee schedule. (Public Works)	Applicant shall pay Monterey County Building Services Department the traffic mitigation fee.	Owner/ Applicant	Prior to issuance of Building Permits	
Health Department Environmental Health Division						
9.		EH28 - HAZ MAT BUSINESS RESPONSE PLAN Comply with Title 19 of the California Code of Regulations and Chapter 6.95 of the California Health and Safety Code (Hazardous Material Registration and Business Response Plans) as approved by the Director of Environmental Health. (Environmental Health)	Contact the Hazardous Materials Program of the Division of Environmental Health.	Owner/ Applicant	Continuous	
10.		EH30 - HAZARDOUS WASTE CONTROL Comply with Title 22, Division 4.5 of the California Code of Regulations and Chapter 6.50 of the California Health and Safety Code (Hazardous Waste Control) as approved by the Director of Environmental Health. (Environmental Health)	Contact the Hazardous Materials Program of the Division of Environmental Health.	Owner/ Applicant	Continuous	

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11.		EH32 - DISMANTLING AREAS IMPERVIOUS SURFACE Existing dismantling areas shall be improved as necessary to be impervious, shall have secondary containment features, and shall allow for collection and treatment of any runoff from dismantling operations. (Environmental Health)	Submit an improvement design to the Division of Environmental Health for the dismantling areas for review and approval.	Owner/ Applicant	Prior to issuance of building permits.	
Monterey County Water Resources Agency						
12.		WR14 - CONCRETE SLAB INSPECTION The applicant shall provide the Water Resources Agency a FEMA Elevation Certificate completed by a registered civil engineer or licensed land surveyor, certifying the forms have been set at a height that will ensure the minimum lowest floor elevation requirement. (Water Resources Agency)	Submit a completed FEMA Elevation Certificate, based on building under construction, to the Water Resources Agency for review and approval.	Owner/ Applicant	Prior to the foundation pre-pour inspection	
13.		WR16 - ELEVATION CERTIFICATE The applicant shall provide the Water Resources Agency a FEMA Elevation Certificate, based on finished construction, completed by a registered civil engineer or licensed surveyor certifying the structure has been constructed in accordance with Chapter 16.16 of the Monterey County Code. (Water Resources Agency)	Submit a completed FEMA Elevation Certificate, based on finished construction, and completed by the engineer or surveyor, to the Water Resources Agency for review and approval.	Owner/ Applicant/ Engineer/ Surveyor	Prior to final inspection	
14.		WR22 - FLOODPLAIN RECORDATION The owner shall provide the Water Resources Agency a recorded Floodplain Notice stating: "The property is located within or partially within a floodplain and may be subject to building and/or land use restrictions." (Water Resources Agency)	Submit the recorded floodplain notice to the Water Resources Agency for review and approval. (A copy of the County's standard notice can be obtained at the Water Resources Agency.)	Owner/ Applicant	Prior to issuance of any grading or building permits	
15.		WR40 - WATER CONSERVATION MEASURES The applicant shall comply with Ordinance No. 3932, or as subsequently amended, of the Monterey County Water Resources Agency pertaining to mandatory water conservation regulations. The regulations for new construction require, but are not limited to: a. All toilets shall be ultra-low flush toilets with a maximum tank size or flush capacity of 1.6 gallons, all shower heads	Compliance to be verified by building inspector at final inspection.	Owner/ Applicant	Prior to final building inspection/occupancy	

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		shall have a maximum flow capacity of 2.5 gallons per minute, and all hot water faucets that have more than ten feet of pipe between the faucet and the hot water heater serving such faucet shall be equipped with a hot water recirculating system. b. Landscape plans shall apply xeriscape principles, including such techniques and materials as native or low water use plants and low precipitation sprinkler heads, bubblers, drip irrigation systems and timing devices. (Water Resources Agency)				
16.		DRAINAGE PLAN (NON-STANDARD WORDING) Prior to issuance of grading or building permits, a drainage plan shall be prepared by a registered civil engineer or architect addressing on-site and off-site impacts, to include oil-grease/water separators for the paved parking areas. Drainage improvements shall be constructed in accordance with plans approved by the Water Resources Agency. (Water Resources Agency)	Submit 3 copies of the drainage plan to the Water Resources Agency for review and approval.	Owner/ Applicant	Prior to issuance of any grading or building permits	WRA
17.		ZONE A0 ELEVATION REQUIREMENTS (NON-STANDARD WORDING) The lowest floor and attendant utilities shall be constructed at a minimum elevation of at least <u>2.0</u> feet above the highest adjacent natural grade. The following shall be provided to the Water Resources Agency: 1. A completed FEMA Elevation Certificate establishing the highest adjacent natural grade. 2. Certification from a registered civil engineer or licensed land surveyor that a reference marker has been established at the building site to provide for the floodproofing and certification of the lowest floor elevation. (Water Resources Agency)	Submit a completed FEMA Elevation Certificate to the Water Resources Agency for review and approval. If the reference marker is not identified on the Elevation Certificate, a letter shall be submitted to the Water Resources Agency certifying that a reference marker has been established at the building site.	Owner/ Applicant	Prior to issuance of any grading or building permits	WRA

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18.	<p>FIRE007 - DRIVEWAYS</p> <p>Driveways shall not be less than 12 feet wide unobstructed, with an unobstructed vertical clearance of not less than 15 feet. The grade for all driveways shall not exceed 15 percent. Where the grade exceeds 8 percent, a minimum structural roadway surface of 0.17 feet of asphaltic concrete on 0.34 feet of aggregate base shall be required. The driveway surface shall be capable of supporting the imposed load of fire apparatus (22 tons), and be accessible by conventional-drive vehicles, including sedans. For driveways with turns 90 degrees and less, the minimum horizontal inside radius of curvature shall be 25 feet. For driveways with turns greater than 90 degrees, the minimum horizontal inside radius curvature shall be 28 feet. For all driveway turns, an additional surface of 4 feet shall be added. All driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800 feet, turnouts shall be provided at no greater than 400-foot intervals. Turnouts shall be a minimum of 12 feet wide and 30 feet long with a minimum of 25-foot taper at both ends. Turnarounds shall be required on driveways in excess of 150 feet of surface length and shall long with a minimum 25-foot taper at both ends. Turnarounds shall be required on driveways in excess of 150 feet of surface length and shall be located within 50 feet of the primary building. The minimum turning radius for a turnaround shall be 40 feet from the center line of the driveway. If a hammerhead/T is used, the top of the "T" shall be a minimum of 60 feet in length.</p> <p>Land Use Department: North County Fire District.</p>	
<p>North County Fire Agency</p>		
<p>Prior to issuance of grading and/or building permit.</p>	<p>Applicant or owner</p>	<p>Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.</p>
<p>Prior to final building inspection</p>	<p>Applicant or owner</p>	<p>Applicant shall schedule fire dept. clearance inspection</p>

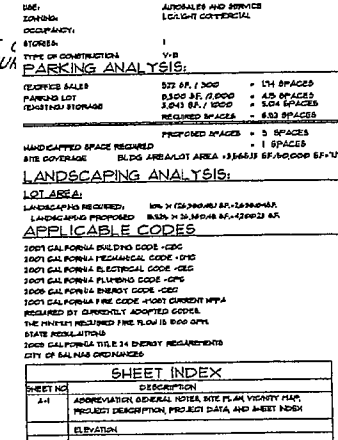
<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
19.		<p>FIRE011 - ADDRESSES FOR BUILDINGS All buildings shall be issued an address in accordance with Monterey County Ordinance No. 1241. Each occupancy, except accessory buildings, shall have its own permanently posted address. When multiple occupancies exist within a single building, each individual occupancy shall be separately identified by its own address. Letters, numbers and symbols for addresses shall be a minimum of 4-inch height, 1/2-inch stroke, contrasting with the background color of the sign, and shall be Arabic. The sign and numbers shall be reflective and made of a noncombustible material. Address signs shall be placed at each driveway entrance and at each driveway split. Address signs shall be and visible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter. Address signs along one-way roads shall be visible from both directions of travel. Where multiple addresses are required at a single driveway, they shall be mounted on a single sign. Where a roadway provides access solely to a single commercial occupancy, the address sign shall be placed at the nearest road intersection providing access to that site. Permanent address numbers shall be posted prior to requesting final clearance. Land Use Department: North County Fire District.</p>	<p>Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.</p>	<p><i>Applicant or owner</i></p>	<p>Prior to issuance of building permit.</p>	
				<p><i>Applicant or owner</i></p>	<p>Prior to final building inspection</p>	
20.		<p>FIRE022 - FIRE PROTECTION EQUIPMENT & SYSTEMS - FIRE SPRINKLER SYSTEM - (HAZARDOUS CONDITIONS) The building(s) and attached garage(s) shall be fully protected with automatic fire sprinkler system(s). Installation shall be in accordance with the applicable NFPA standard. A minimum of four (4) sets of plans for fire sprinkler systems must be submitted by a California licensed C-16 contractor and approved prior</p>	<p>Applicant shall enumerate as "Fire Dept. Notes" on plans.</p> <p>Applicant shall schedule fire dept. rough sprinkler inspection</p>	<p><i>Applicant or owner</i></p>	<p>Prior to issuance of building permit.</p> <p>Prior to framing inspection</p>	

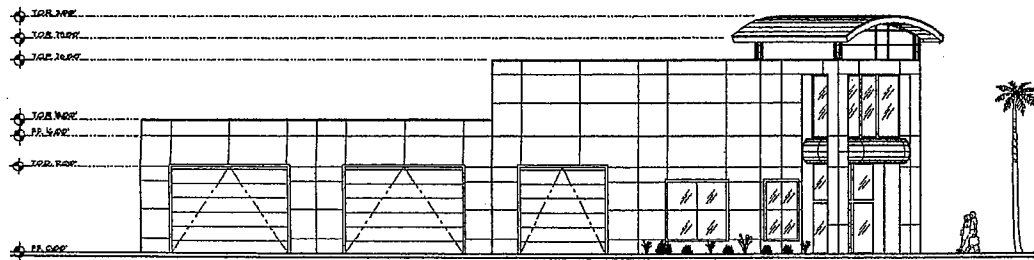
<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
		to installation. This requirement is not intended to delay issuance of a building permit. A rough sprinkler inspection must be scheduled by the installing contractor completed prior to requesting a framing inspection. Due to substandard access, or other mitigating factors, small bathroom(s) and open attached porches, carports, and similar structures shall be protected with fire sprinklers. Land Use Department: North County Fire District.	Applicant shall schedule fire dept. final sprinkler inspection		Prior to final building inspection	
21.		FIRE023 - FIRE ALARM SYSTEM - (COMMERCIAL) The building(s) shall be fully protected with an approved central station, proprietary station, or remote station automatic fire alarm system as defined by NFPA Standard 72. Plans and specifications for the fire alarm system shall be submitted by a California licensed C-10 contractor and approved prior to requesting a rough sprinkler or framing inspection. Land Use Department: North County Fire District.	Applicant shall enumerate as "Fire Dept. Notes" on plans. Applicant shall submit fire alarm plans and obtain approval. Applicant shall schedule fire alarm system acceptance test.	<i>Applicant or owner</i>	Prior to issuance of building permit. Prior to Rough Framing Prior to Final Building Inspection	
22.		FIRE026 - ROOF CONSTRUCTION (STANDARD) All new structures, and all existing structures receiving new roofing over 50 percent or more of the existing roof surface within a one-year period, shall require a minimum of ICBO Class B roof construction. Land Use Department: North County Fire District.	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	

END OF CONDITIONS

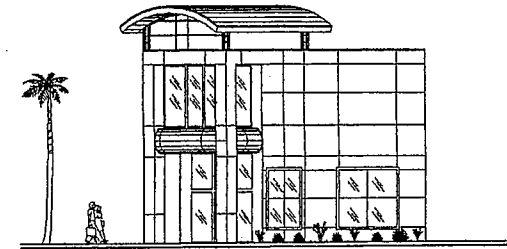
GENERAL NOTES

- ① SITE PLAN
SCALE: 1:20
- LEGEND:
- TO BE DETAIL-DESIGNED

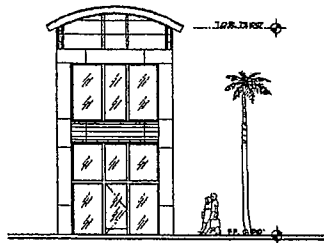
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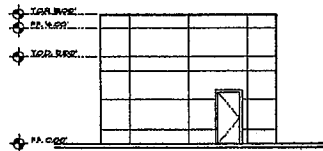
① LEFT ELEVATION
SCALE: 1/8"=1'-0"



② RIGHT ELEVATION
SCALE: 1/8"=1'-0"



① FRONT ELEVATION
SCALE: 1/8"=1'-0"



② REAR ELEVATION
SCALE: 1/8"=1'-0"

REVISION BY

S. HANCOCK
AND
ASSOCIATES

Architecture
Planning
Interiors

2300 Capital Ave.
Berkeley, California 94702
Phone (415) 320-8454
Fax (415) 751-7590

4/27/78
ELEVATION

PROPOSED MORAN COMPLEX
FOR: MR. FRANCISCO MORAN
33 POTER DR. PALMBO, CA
PHONE: (415) 333-0200-0000 333-03-0000

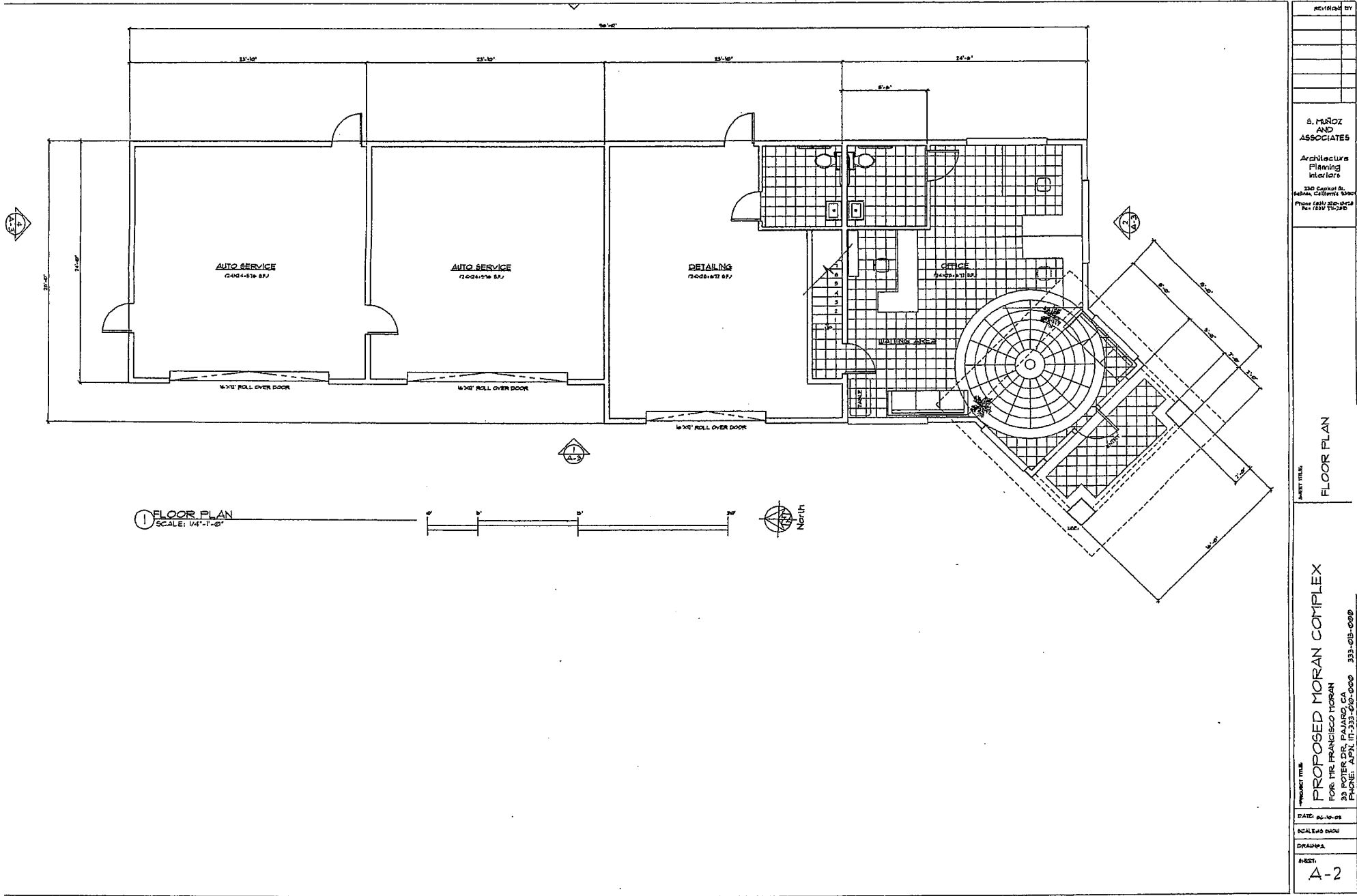
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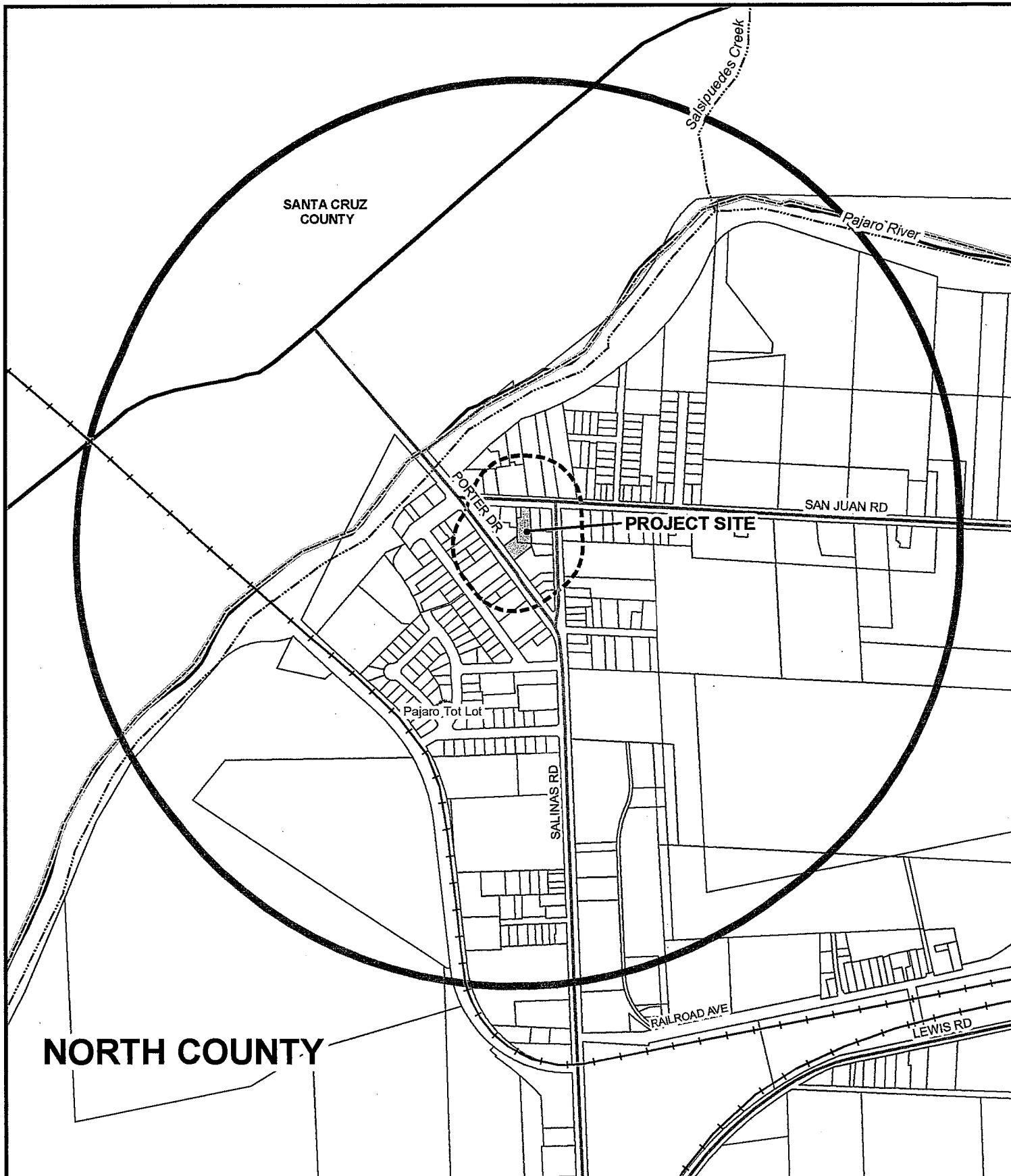
SCALE: AS SHOWN

DRAWN BY

AS NOTED

A-2





APPLICANT: DE LE TORRE

APN: 117-333-013-000 & 117-333-010-000

FILE # PLN090158



300' Limit



2500' Limit



City Limits

